



*LaPorte County Assessor
Michael R. Schultz
Level III Assessor/Appraiser
555 Michigan Ave., Suite 103
LaPorte, IN 46350-3489*

*Chief Deputy
Stacey Sweitzer*

Summary of LaPorte County 2017 Annual Adjustment Methodology

Method

- The sales comparison method was used to adjust the assessments in LaPorte County for 2017.
- The assessments were derived using the 2012 Real Property Assessment Guidelines with updated cost tables and depreciation calculated from the current assessment year.
- The sales used for the 2017 annual adjustments were from January 1, 2016 through January 1, 2017 for all property classes. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. The neighborhoods with an insufficient number of sales were then adjusted in a similar manner to those with sufficient sales to which they had been compared. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.
- Multiple parcel sales were used in the ratio study. Multiple parcel sales are denoted in the manner prescribed by the DLGF.

Industrial Properties

- There was one Industrial Vacant sale in the county. It was combined with the three Commercial Vacant sales to analyze and review. The PRD for the combined Industrial Vacant and Commercial Vacant properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of the combined Industrial Vacant and Commercial Vacant properties are acceptable.
- There were five Industrial Improved sales in the county. All Industrial Improved sales were combined for analysis and review.

Commercial Properties

- There were three Commercial Vacant sales in the county. They were combined with the Industrial Vacant sale to analyze and review. The PRD for the combined Industrial Vacant and Commercial Vacant properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of the combined Industrial Vacant and Commercial Vacant properties are acceptable.
- There were only two Commercial Improved sales outside Michigan and Center Townships to analyze, therefore no changes were made due to insufficient sales.

- The PRD for Michigan Township Commercial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Michigan Township Commercial Improved properties are acceptable.

Residential Properties

- Seven Residential Vacant sales were combined from Coolspring, Dewey, New Durham, and Scipio Townships to analyze the western part of the county..
- Ten Residential Vacant sales were combined from Galena, Kankakee, Lincoln, Springfield, and Wills Townships to analyze the eastern part of the county.
- The PRD for Hudson Township Residential Vacant properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Hudson Township Residential Vacant properties are acceptable.
- The PRD for Michigan Township Residential Vacant properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Michigan Township Residential Vacant properties are acceptable.
- There was only one Residential Improved sale in both Johnson and Prairie Townships. They were reviewed and compared to adjacent Townships due to insufficient sales.

Sincerely,

Michael Schultz
Laporte County Assessor